



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II *NM*
(480) 503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: AUGUST 6, 2014

SUBJECT: UP14-05 EXTRA SPACE STORAGE; A CONDITIONAL USE PERMIT TO ALLOW AN INDOOR SELF-STORAGE FACILITY, FOR APPROXIMATELY 2.2 ACRES OF REAL PROPERTY, LOCATED WEST OF THE SOUTHWEST CORNER OF BASELINE ROAD AND HORNE STREET, IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

This project provides a new public storage facility for use by businesses and residences in the northwest part of the Town.

RECOMMENDED MOTION

Move to make the Findings of Fact and Approve UP14-05 Extra Space Storage: A request for a Conditional Use Permit to allow an indoor self-storage facility in the Light Industrial (LI) zoning district, on a 2.2 acre area located west of the southwest corner of Baseline Road and Horne Street, subject to conditions.

APPLICANT/OWNER

Andrews Design Group
Rosa Pritchett
4434 N. Civic Center Plz #101
Scottsdale, AZ 85260
(480) 894-3478
rpritchett@adgarch.net

BACKGROUND/DISCUSSION

History

Date	Action
<i>June 5, 1984</i>	Town Council approved the annexation of this property as Annexation No. 83-2 (Ordinance No. 377).
<i>March 3, 2005</i>	Town Council adopted the Land Development Code (LDC) by approving Ordinance No. 1625. With the adoption of the LDC, the site was zoned Light Industrial (LI).
<i>July 2, 2014</i>	Planning Commission heard the project proposal at Study Session and had no comments.

Overview

The proposed indoor self-storage facility is located on a 2.2 acre vacant lot just west of the southwest corner of Baseline Road and Horne Street. The site is located on the south side of Baseline Road, approximately half way between Cooper Road and McQueen Road. The site borders the City of Mesa to the north and is adjacent to other light industrial uses including a rental equipment company as well as other warehouse and industrial uses.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	City of Mesa	City of Mesa – Light Industrial	Vacant Land
South	Light Industrial	Light Industrial	Vacant Land
East	Light Industrial	Light Industrial	Warehouse
West	Light Industrial	Light Industrial	Equipment Rental
OnSite	Light Industrial	Light Industrial	Vacant Land

Development Standards:

	Required per LDC	Proposed
Building Setback Front	30'	81'
Building Setback Sides	0'	33'
Building Setback Rear	0'	64'
Building Height	55' maximum	41'-6"
Lot Coverage	N/A	42.7%
Landscaping in parking area	10% (298 sf)	27% (817 sf)
Parking	8 spaces	18 (including 1 accessible)

Site Plan

The proposed facility consists of an 82,800 square feet, 2-story building including a 1,200 square foot sales office. The hours of public access to the site are from 7 a.m. to 10 p.m. and the sales office will be open from 8 a.m. to 6 p.m. The proposed facility is located on the south side of Baseline Road, approximately half way between Cooper Road and McQueen Road.

The project site has approximately 300 feet of frontage on Baseline Road, with two access points off of the major arterial. The primary entrance is located on the subject property and a secondary entrance point is shared access with the existing driveway to the east. Both entrances will consist of a right-in, right-out turning movement only, as there is an existing traffic median on Baseline Road. Additionally, there is a signalized intersection just to the east of the site at Horne Street and Baseline Road.

The project will consist of one 2-story building with a front entrance for vehicles unloading small loads of materials for storage and a rear entrance for larger truck and vehicles access with larger loads. The sales office is located in the front, northeast corner of the building, with direct access to the main parking area.

Parking/Landscape

The project site will contain 18 parking spaces including 1 accessible space, all located along the front of the building. Additionally, there is a loading area in the rear of the building with a 12' x 45' space for larger moving trucks to park temporarily for unloading. A minimum of 10% of the parking area is required to be landscaped and the applicant is proposing to landscape 27%.

There is an existing 5 foot wide sidewalk in front of the proposed storage facility on Baseline Road, connecting to the properties on either side of the site. The proposed site improvements for the storage facility include two pedestrian linkages off of the existing sidewalk. New sections of accessible sidewalk will be provided through the landscaped area and will lead to striped painted paths across the front drive aisle, to connect to the 6' wide sidewalk in front of the building.

FINDINGS

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

The proposed Extra Space Storage site has arterial road frontage along the north side and connects its driveway to the property on the east. The proposed indoor self-storage facility is consistent and compatible with adjacent land uses. The hours of public access to the site are limited and create a suitable land use that does not cause a detrimental effect to the health, safety or general welfare of people working and residing in this area.

2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

The General Plan Land Use Element describes Light Industrial as;

“Areas for a variety of light industrial uses including assembly, light manufacturing, warehousing, offices, contractors’ yards, laboratories and research and development firms.”

Land Use Element Policy 5.2 is to;

“Locate business parks and light industrial uses near arterial/freeway intersections to reduce truck traffic in residential neighborhoods.”

This LI site is located on an arterial (Baseline Road) and only one mile south of the US 60 Freeway. Customers and trucks will not pass through any residential neighborhoods to access the facility.

3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.

The indoor self-storage facility conforms to the intent of the Light Industrial (LI) zoning district; where LI sites are situated along arterial roads, and meets parking, landscape and screening requirements.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The facility size is comparable to nearby buildings and will not detract from the overall building style in the area. The extended hours of operation from 7am to 10pm will allow users to access the facility throughout the day, and therefore traffic will be spread out and have a limited impact on the surrounding properties. The entire facility is screened from both sides and the rear with a

solid wall, adding more protection for adjacent properties both visually and from noise associated with trucks and unloading storage materials.

Pursuant to the above analysis, Staff is of the opinion that the project meets the four findings required for granting the Conditional Use Permit.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has not received comment on the case.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to make the Findings of Fact and Approve UP14-05 Extra Space Storage: A request for a Conditional Use Permit to allow an indoor storage facility in the Light Industrial (LI) zoning district, on a 2.2 acre area located west of the southwest corner of Baseline Road and Horne Street, subject to conditions:

1. The Extra Space Storage shall be in substantial conformance with the Site Plan shown in Attachment 4 as approved by the Planning Commission on August 6, 2014.
2. Hours of operation for the Extra Space Storage are permitted to be from 7:00 AM to 10:00 PM daily.

Respectfully submitted,



Nichole McCarty
Planner II

Attachments:

1. Findings of Fact
2. Notice of Public Hearing
3. Aerial Photo
4. Site Plan

FINDINGS OF FACT

UP14-05 Extra Space Storage located west of the southwest corner of Baseline Road and Horne Street zoned Light Industrial (LI).

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of the project:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

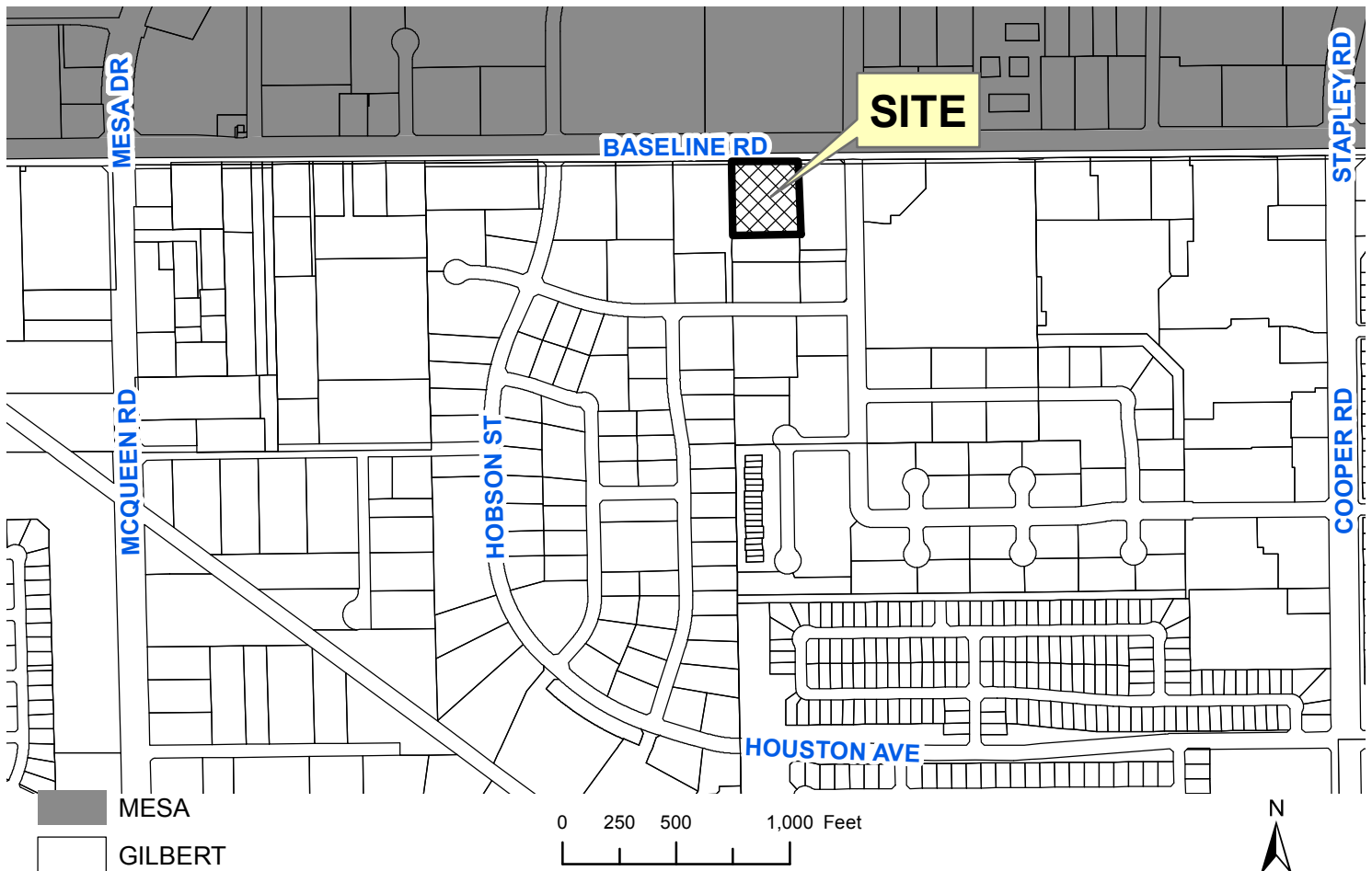
August 6, 2014

Notice of Public Hearing

PLANNING COMMISSION DATE:**Wednesday, August 6, 2014* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive***** Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

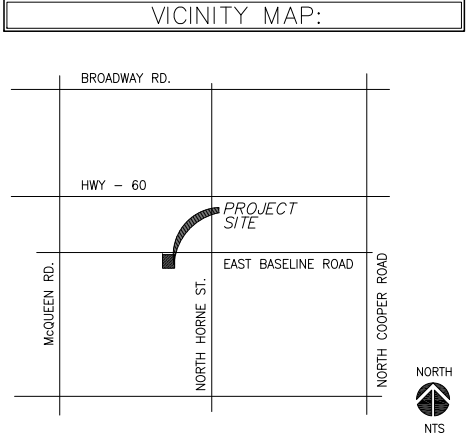
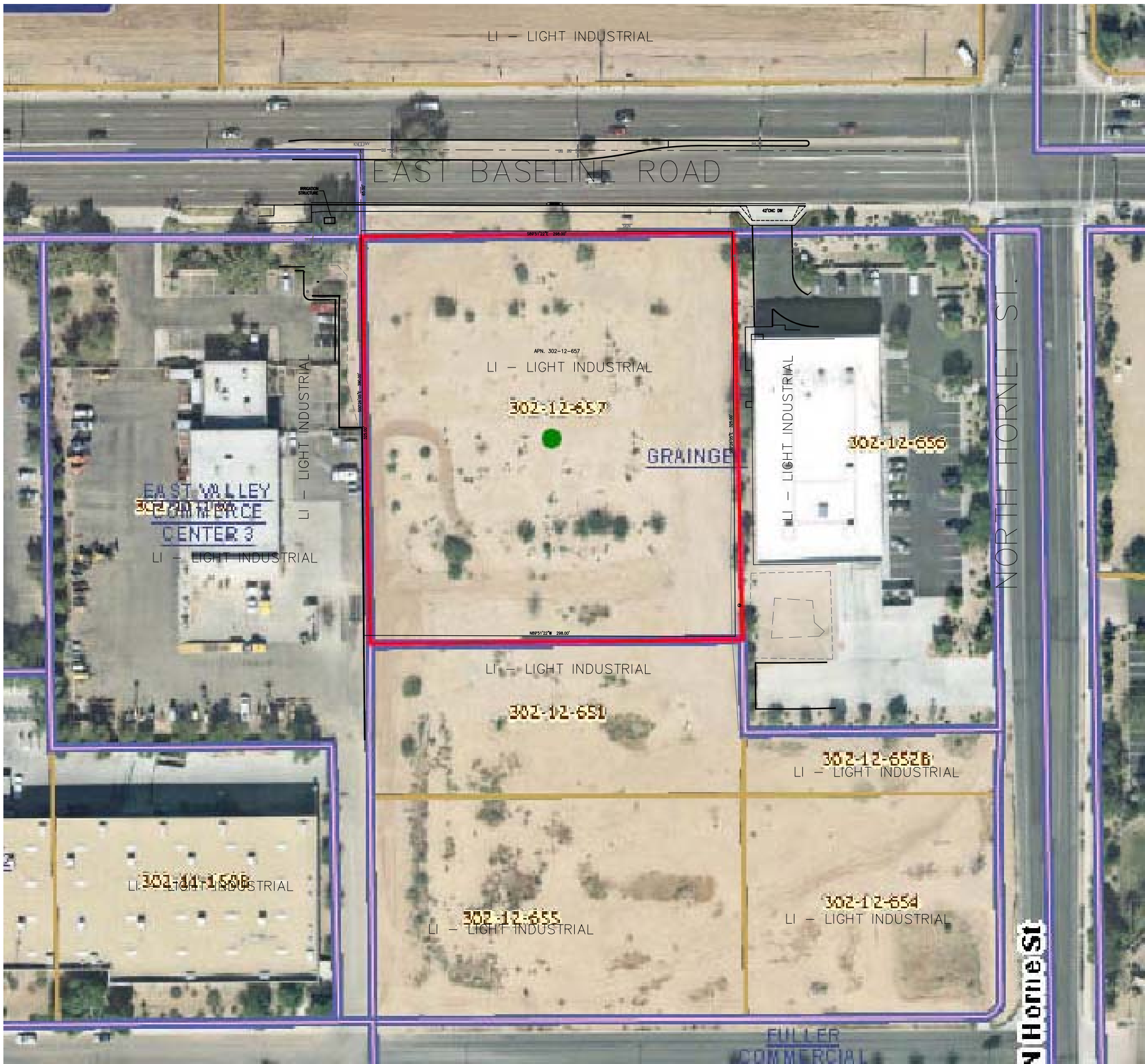
UP14-05: Extra Space Storage: Request to approve a Conditional Use Permit for approximately 2.2 acres of real property located west of the southwest corner of Baseline Road and Horne Street to allow an indoor storage use in the Light Industrial (LI) zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:

APPLICANT: Andrews Design Group
CONTACT: Rosa Pritchett
ADDRESS: 1095 W. Rio Salado Pkwy Suite 103
Tempe, AZ 85281

TELEPHONE: (480) 894-3478
E-MAIL: rosa@adgarch.net

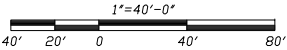


PROJECT TEAM:

OWNER: THE MONOLITH GROUP
9096 E. BAHIA DR.
SUITE-A102
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 367-1901
FAX: (480) 367-1914
CONTACT: TONY ARDIZZONE

ARCHITECT: ANDREWS DESIGN GROUP, INC.
1095 W. RIO SALADO PKWY.
SUITE-103
TEMPE, ARIZONA 85281
PHONE: (480) 894-3478
FAX: (480) 894-4013
CONTACT: DONALD A. ANDREWS

UP14-05
Attachment 3: Aerial Photo
August 6, 2014

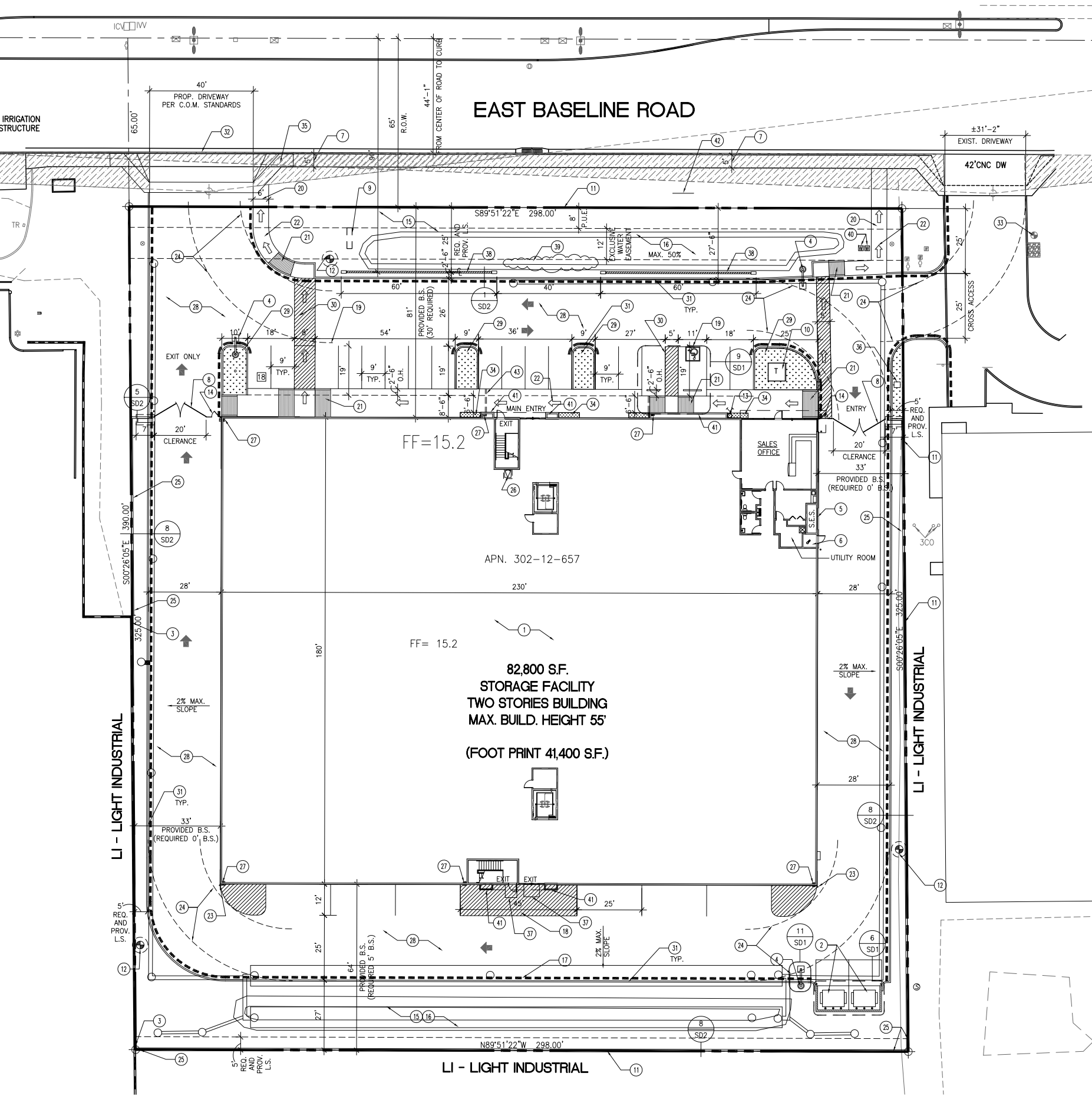


ADG A0714 PRE-APP CASE# PA14-23

No:	DATE:	REVISIONS:
△		
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DRO

DATE:05-27-2014



- KEY NOTES: X
1. PROPOSED BUILDING

2. PROPOSED TRASH ENCLOSURE, PER STD. DTL-C113 AND STD. DTL-80, SEE DETAIL 6/SD1

3. EXISTING 6' CMU WALL AT PROPERTY LINE TO REMAIN

4. PROPOSED PARKING LIGHT, SEE PHOTOMETRIC AND DETAIL 11/SD1

5. S.E.S ROOM FULLY ENCLOSED

6. FIRE RISER ROOM, INTERIOR ROOM 5'x 5' WITH DIRECT EXTERIOR ACCESS SIDE HINGED DOOR 3'-0 DOOR WIDTH AND 80 INCH HEIGHT. IFC 90146

7. EXISTING SIDEWALK

8. SECURITY GATE, COMPLY WITH T.O.G. LIMITED ACCESS GATE REGULATION 12-503.6, SEE DETAIL 7/SD2

9. PROPOSED MONUMENT SIGN UNDER SEPARATE PERMIT AND SUBMITTAL

10. PROPOSED TRANSFORMER LOCATION, GC TO COORDINATE WITH UTILITY COMPANY

11. PROPERTY LINE

12. PROPOSED FIRE HYDRANT LOCATION, 3 FEET RADIUS CLEARANCE, (WITHIN 150' FROM EXISTING FIRE HYDRANT)

13. PROPOSED FDC LOCATION (WITHIN 150' FROM EXISTING FIRE HYDRANT)

14. 3 FEET WIDE MAN GATE, SEE DETAIL 6/SD2.

15. LANDSCAPE

16. RETENTION AREA

17. FIRE LANE COMPLY WITH FIRE T.O.G. REQUIREMENTS

18. 12' X 45' LOADING AREA

19. ACCESSIBLE PARKING PER T.O.G. STANDARD DETAIL, SEE DETAIL 9/SD1

20. SIDE WALK TO MATCH EXISTING

21. ACCESSIBLE RAMP, SEE DETAIL 5/SD1

22. ACCESSIBLE ROUTE MINIMUM 6 FEET CLEAR

23. BOLLARD SEE ESS MANUAL

24. EMERGENCY APPARATUS ACCESS, TURNING RADIUS 35' INSIDE / 55' OUTSIDE

25. PROPOSED 8' HEIGHT CMU TO MATCH EXISTING PER T.O.G. REQUIREMENTS, SEE DETAIL 8/SD2

26. ROOF ACCESS LADDER

27. INTERNALIZED ROOF DRAINS, SEE PLUMBING AND CIVIL

28. NEW ASPHALT PAVING OVER A.B.C. OVER COMPACTED FILL

29. LANDSCAPE PLANTER

30. STRIPE PAINT - 4" YELLOW

31. 6" VERTICAL CURB AROUND ALL DRIVEWAY / PARKING AREAS

32. REMOVE EXISTING CURB AND SIDE WALK & REPLACE WITH NEW DRIVEWAY, CURB, GUTTER AND SIDEWALK, SEE CIVIL

33. EXISTING FIRE HYDRANT TO REMAIN

34. FOUNDATION PLANTER, 8'X2'

35. SIGHT VISIBILITY TRIANGLE PER T.O.G. STANDARD DETAIL 93.

36. KEYPAD BOLLARD AND KNOX BOX

37. ACCESSIBLE CLEARANCE

38. SCREEN WALL 3'-0" HEIGHT, SEE DETAIL 1/SD2 AND ELEVATIONS, WALL CANNOT ENCRACH INTO THE REQUIRED 25' LANDSCAPE SETBACK

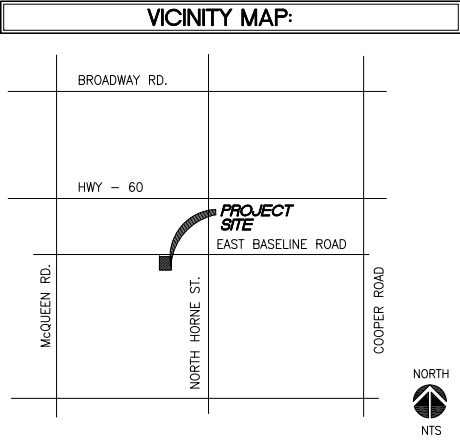
39. SCREEN WITH LANDSCAPE, SEE LANDSCAPE PLANS

40. WATER METERS SEE CIVIL PLANS

41. BUILDING POP-OUT, SEE BUILDING ELEVATIONS AND FLOOR PLAN.

42. EXISTING SIGN TO BE REMOVED

43. ROOF DRAIN TO DAYLIGHT, SEE DETAIL 6/AD5
- NOTE:
SEE COVER SHEET CV FOR LEGAL DESCRIPTION, SITE NOTES, FIRE NOTES, LEGEND AND SHEET INDEX



PROJECT DATA:

PROJECT LOCATION: S.W. BASELINE RD. AND HORNE ST.

PROJECT ADDRESS: 765 E. BASELINE ROAD, GILBERT AZ

PROJECT NAME: EXTRASPACE STORAGE (INDOOR SELF-STORAGE)

PROJECT DESCRIPTION: NEW 82,800 S.F. FULLY A/C SELF-STORAGE FACILITY, TWO STORY BUILDING. INCLUDE 1,200 S.F. SALES OFFICE

PARCEL: APN 302-12-657

GROSS AREA: ±116,235 S.F. (±2.66 AC)

NET AREA: ±96,845 S.F. (±2.22 AC)

LOT COVERAGE: 42.7% (41,400/96,846)

DESIGN CODE: LDC (LAND DEVELOPMENT CODE)

EXISTING ZONING: LI (LIGHT INDUSTRIAL)

MAX. BUILDING HEIGHT ALLOW: (LI) 55 FEET / 3 STORIES

MAX. BUILDING HEIGHT PROPOSED: 41'-6" FEET / 2 STORIES

BUILDING SETBACK	REQUIRED PER LDC:	PROVIDED:
FRONT (BASELINE ROAD)	30'	81'
EAST SIDE	0'	33'
REAR	0'	64'
WEST SIDE	0'	33'

LANDSCAPE SETBACK	REQUIRED PER LDC:	PROVIDED:
FRONT (BASELINE ROAD)	25'	25'
EAST SIDE	5'	5'
REAR	5'	27'
WEST SIDE	5'	5'

TOTAL PARKING AREA: 2,982 S.F.

10% LANDSCAPE PARKING REQUIRED: 298 S.F.

27% LANDSCAPE PROVIDED: 817 S.F.

PARKING REQUIRED: STORAGE, PROPERTY INDOOR 8 SPACES (NO DWELLING AT THIS LOCATION) 1 LOADING SPACES 12' X 45' NO BIKE PARKING IS REQUIRED PER LDC 4.2016(2) EXCEPTION (B)

PARKING PROVIDED: 18 PARKING SPACES (INCLUDING ONE ACCESSIBLE P.S.) STANDARD PARKING SIZE 9'X19' 1 LOADING SPACES 12' X 45'

UP14-05
Attachment 4: Site Plan
August 6, 2014

